

Legend

- found brass cap flush with surface
- nothing found or set
- set 1/2" rebar with plastic cap

RESULTS of SURVEY

Maricopa County, Arizona

Proposed Commercial Lot Split
subject to approval by
The City of Phoenix Development Service Department.

Proposed Commercial Lot Split
subject to approval by City
Development Service Dept.

Legal Description

Parcel "1":
That part of the Northwest quarter of the Northwest quarter of the Southwest quarter (NW4NW4SW4) of Section Twenty four (24), Township Two (2) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a point on the South line of the North 483.00 feet of said NW4NW4SW4 being a distance of 40.00 feet East of the West line of said Southwest quarter; thence North 89°27'59" East and parallel to the North line of said Southwest quarter 77.07 feet to the northerly projection of the easterly face of a six foot wood fence; thence South 00°06'11" West along said projection, the easterly face and southerly prolongation of said fence 63.32 feet to the projection of the south face of a building; thence South 89°24'54" West along said projection, said building and the westerly prolongation 77.47 feet to the East line of the West 40.00 feet of said Southwest quarter; thence North 00°15'55" East along said East line 63.40 feet to the POINT OF BEGINNING.

EASEMENT FOR INGRESS AND EGRESS over a portion of the South 80.00 feet of the North 563.00 feet of the Northwest quarter of the Northwest quarter of Section Twenty four (24), Township Two (2) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a point on the South line of the North 563.00 feet of said NW4NW4SW4 being a distance of 40.00 feet East of the West line of said Southwest quarter; thence North 00°15'55" East parallel to said West line 24.00 feet; thence North 89°27'59" East parallel to said South line 10.62 feet; thence South 63°58'51" East 15.65 feet to a point 17.00 feet North of said South line; thence North 89°27'59" East parallel to said South line 88.94 feet; thence South 63°56'16" East 11.18 feet to a point 12.00 feet North of said South line; thence North 89°27'59" East parallel to said South line 88.75 feet to the West line of the East 77.50 feet of said NW4NW4SW4; thence South 00°11'36" West along said West line 12.00 feet to a point on said South line; thence South 89°27'59" West along said South line 212.50 feet to the POINT OF BEGINNING.

Parcel "2":

That part of the Northwest quarter of the Northwest quarter of the Southwest quarter (NW4NW4SW4) of Section Twenty four (24), Township Two (2) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a point on the South line of the North 483.00 feet of said NW4NW4SW4 being a distance of 40.00 feet East of the West line of said Southwest quarter; thence North 89°27'59" East and parallel to the North line of said Southwest quarter 77.07 feet to the northerly projection of the easterly face of a six foot wood fence being the TRUE POINT OF BEGINNING; thence continuing North 89°27'59" East 135.33 feet to the West line of the East 77.50 feet of said NW4NW4SW4; thence South 00°11'36" West along said West line 80.00 feet to the South line of the North 563.00 feet of said NW4NW4SW4; thence South 89°27'59" West and parallel to said North line 212.50 feet to said East line of West 40.00 feet; thence North 00°15'55" East along said East line 16.60 feet to the projection of the south face of a building; thence North 89°24'54" East along said projection, said building and southerly prolongation 77.47 feet to the southerly projection of said wood fence; thence North 00°06'11" West along said projection, easterly face of said fence and northerly prolongation 63.32 feet to the TRUE POINT OF BEGINNING;

EASEMENT FOR INGRESS AND EGRESS over a portion of the South 80.00 feet of the North 563.00 feet of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section Twenty four (24), Township Two (2) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a point on the South line of the North 563.00 feet of said NW4NW4SW4 being a distance of 40.00 feet East of the West line of said Southwest quarter; thence North 00°15'55" East parallel to said West line 24.00 feet; thence North 89°27'59" East parallel to said South line 10.62 feet; thence South 63°58'51" East 15.65 feet to a point 17.00 feet North of said South line; thence North 89°27'59" East parallel to said South line 88.94 feet; thence South 63°56'16" East 11.18 feet to a point 12.00 feet North of said South line; thence North 89°27'59" East parallel to said South line 88.75 feet to the West line of the East 77.50 feet of said NW4NW4SW4; thence South 00°11'36" West along said West line 12.00 feet to a point on said South line; thence South 89°27'59" West along said South line 212.50 feet to the POINT OF BEGINNING.

Parcel "3":

That part of the Northwest quarter of the Northwest quarter of the Southwest quarter (NW4NW4SW4) of Section Twenty four (24), Township Two (2) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

The East 77.50 feet of the South 80.00 feet of the North 563.00 feet of said NW4NW4SW4, together with BEGINNING at the Northeast corner of said South 80.00; thence North 89°27'59" East and parallel to north line of said Southwest quarter 0.97 feet to the East line of parcel described by Deed recorded in Book 759, page 550; thence South 00°04'40" West along said East line 80.00 feet to the South line of the North 563.00 feet of said Southwest quarter; thence South 89°27'59" West parallel to said North line 1.13 feet to the East line of said NW4NW4SW4; thence North 00°11'36" East along said East line 80.00 feet to the POINT OF BEGINNING.

EASEMENT FOR INGRESS AND EGRESS over a portion of the South 80.00 feet of the North 563.00 feet of the Northwest quarter of the Northwest quarter of Section Twenty four (24), Township Two (2) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a point on the South line of the North 563.00 feet of said NW4NW4SW4 being a distance of 40.00 feet East of the West line of said Southwest quarter; thence North 00°15'55" East parallel to said West line 24.00 feet; thence North 89°27'59" East parallel to said South line 10.62 feet; thence South 63°58'51" East 15.65 feet to a point 17.00 feet North of said South line; thence North 89°27'59" East parallel to said South line 88.94 feet; thence South 63°56'16" East 11.18 feet to a point 12.00 feet North of said South line; thence North 89°27'59" East parallel to said South line 88.75 feet to the West line of the East 77.50 feet of said NW4NW4SW4; thence South 00°11'36" West along said West line 12.00 feet to a point on said South line; thence South 89°27'59" West along said South line 212.50 feet to the POINT OF BEGINNING.

Scale 1"=20'

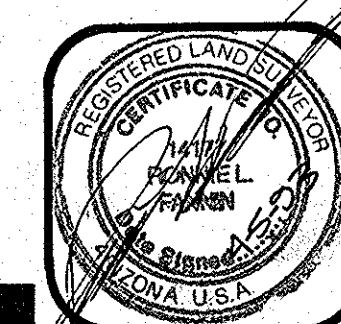
20' 50' 100'

1 NO. APR 23 ALTA REVISION

REV BY CK

5002 South Tenth Street
Phoenix, Arizona 85040

AFFILIATED SURVEYORS INTERNATIONAL 243-3141



CLIENT:
Mr. Stefan Halzeisen
4409 N. 27th Ave.
Phoenix, Arizona

SCALE: 1"=20'
DESIGNED:
DRAWN: RLF
CHECKED: JLF
DATE: April 5, 1993
JOB NO. S4030403
SHEET 1 OF 1

Certificate

To Stewart Title and Trust of
Phoenix, Inc. and Mrs. Halzeisen
This is to certify that this map or plat and
the survey on which it is based were made in
accordance with "Minimum Standard Detail re-
quirements for ALTA/ACSM Land Title Surveys,"
jointly established and adopted by ALTA and
ACSM in 1988; meets the accuracy requirements
of a Class A Survey, as defined therein,
and includes Items of Table 3 thereof.

67818-1

Ronnie L. Fannin, L.S. 14177

N

GLENROSA AVE.

AVE.

CAMPBELL AVE.

AVE.

27th AVE.

40'

40'

found brass cap in hand hole
w/ corner Sec. 24, T2N, R2E, GFSRB, IMDKT 16423, PG 1268, N.E.S.
Masonry wall

north line of S. 80' of N. 563' of said NW4NW4SW4 or south line of N. 563' thereof

Electrical Easement DKT 16423, PG 1268, N.E.S.

Masonry wall

N. 563'

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